

056.0

Map

0002

Block

0020.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 912,700 /

USE VALUE: 912,700 /

ASSESSed: 912,700 /

Total Card /

Total Parcel

912,700

912,700

912,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14-16		LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: 14-16 LAUREL ST LLC

Owner 2:

Owner 3:

Street 1: 20 HUTCHINSON RD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA

Cntry:

Own Occ: N

Postal: 01890

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3469.000	545,900		366,800	912,700
Total Card	0.080	545,900		366,800	912,700
Total Parcel	0.080	545,900		366,800	912,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	278.09	/Parcel:	278.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	546,100	0	3,469.	366,800	912,900	912,900	Year End Roll	12/18/2019
2019	105	FV	419,700	0	3,469.	366,800	786,500	786,500	Year End Roll	1/3/2019
2018	105	FV	419,700	0	3,469.	246,300	666,000	666,000	Year End Roll	12/20/2017
2017	105	FV	394,500	0	3,469.	235,800	630,300	630,300	Year End Roll	1/3/2017
2016	105	FV	394,500	0	3,469.	214,900	609,400	609,400	Year End	1/4/2016
2015	105	FV	353,200	0	3,469.	172,900	526,100	526,100	Year End Roll	12/11/2014
2014	105	FV	353,200	0	3,469.	154,600	507,800	507,800	Year End Roll	12/16/2013
2013	105	FV	366,900	0	3,469.	146,700	513,600	513,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOGUEN FRANK JO	59852-42		8/27/2012	Convenience		1	No	No	
PAZZIA GIAN P &	57983-11		11/30/2011		540,000	No	No		
PAZZIA GIAN P &	57983-09		11/30/2011	Family		1	No	No	
PAZZIA GIAN P,	57006-158		6/17/2011	Convenience		10	No	No	
PAZZIA ANTONIA	57006-152		6/17/2011	Family		No	No		
	21550-391		11/1/1991		205,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2016	420	New Wind	2,055					replace 4 windows
4/11/2016	420	Re-Roof	11,500					install rubber roo
12/2/2011	1571	Manual	11,000					
7/17/1995	400	Manual	3,500					REPLACE PORCH-STEP
3/20/1992	84	Manual	2,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	PH	Patrick H
2/28/2012	MLS	EMK	Ellen K
5/18/2009	Measured	372	PATRIOT
2/4/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
11/1/1981		MS	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3469		Sq. Ft.	Site		0	70.	1.51	11									366,848						366,800	

Total AC/HA: 0.07964

Total SF/SM: 3469

Parcel LUC: 105

Three Fam.

Prime NB Desc: ARLINGTON

Total: 366,848

Spl Credit

Total: 366,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

09/08/18

Parcel ID

056.0-0002-0020.0

PRINT

Date

Time

12/10/20

19:37:42

LAST REV

Date

Time

09/12/18

11:46:49

apro

4629

PAT ACCT.

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

ASR Map:

Fact Dist:

Reval Dist:

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

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More: N Total Yard Items: Total Special Features: Total: